

## MEMORANDUM

DATE: September 9, 2010

TO: Historic District Commission

FROM: Robin D. Ziek, Preservation Planner

SUBJECT: Montgomery County Tax Credit Eligibility Determination

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1. **HDC2010-00500**      **22 Baltimore Road**      **Chris Brown**

Chris Brown, of 22 Baltimore Road, LLC, requests Montgomery County tax credit eligibility determination for exterior drainage repairs at the north end of the property. Repairs included exterior wood repairs and exterior painting of the Wire Hardware building; removal of existing landscape materials, construction of below-grade drainage channels, and installation of new landscape materials to direct runoff away from the Wire Hardware structure and also prevent runoff on the adjacent property. Submitted receipts total \$19,650. Of the submitted expenditures, \$5,650 [for exterior wood repairs and painting] is eligible for the tax credit. Below-grade drainage construction may be eligible because it expedites drainage away from the brick structure. The submitted receipts, however, do not break out the costs for the installation of landscape materials, which is not eligible for the tax credit. Staff has left messages for the applicant over the past several months, but has not had any response. Therefore, staff recommends approval only of the \$5,650.00 for the tax credit.

Please review the application and make a motion with your recommendation of approval or denial to the Montgomery County Department of Finance. They will make the final determination and contact the property owners.



Application for Montgomery County  
Historic Preservation Tax Credit

HDC 2010-00500

Owner's Name: 22 Baltimore Road, LLC

Owner's Mailing Address: 22 Baltimore Road, Suite 100 Rockville, MD 20850

Daytime Telephone Number: (301)279-9923

I. In accordance with Chapter 52, Article VI, of the Montgomery County Code, I request a credit to my County property taxes for the following work:

☒ Restoration and preservation work for a designated historic site or historic resource within a historic district: which was the subject of an approved Historic Area Work Permit (HAWP) and qualifies under Chapter 52, Article VI.

☐ Ordinary maintenance on a historic site or historic resource within a historic district where the amount expended exceeds \$1,000.

II. The property is listed in the Rockville Inventory of Historic Resources /Districts as:

Site name/ Historic District: Wire Hardware Store/Rockville Historic District

Address: 22 Baltimore Road, Suite 100, Rockville, MD 20850

Property Tax Account: Number: 03355405

HDC application number (if applicable): \_\_\_\_\_

Building Permit Number (if applicable): 2009-14917

III. I have completed the Receipts Transmittal Form on the reverse and am forwarding all necessary receipts and photographs. \_\_\_\_\_ (check or initial)

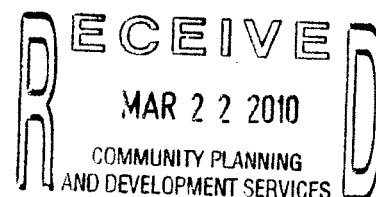
#### How to Apply for the Historic Preservation Tax Credit

For projects completed and paid for during the previous year, file the tax credit application form and attachments with the Rockville Historic District Commission.

Complete both the application form and the Receipts Transmittal Form and return them together with documented receipts and clear, print photographs thoroughly showing the completed work. Please attach photographs to single sides of 8-1/2 " by 11" paper, labeling the photographs on the front. Proof of payment must be shown by receipts marked "Paid" or by canceled checks.

The receipts must be itemized so that eligible exterior expenses are clearly marked and separated from any non-eligible expenses. If your receipt shows one price for a project that also included interior work or new construction, have your contractor break down the eligible expenditures. Expenditures must be clearly listed on the Receipts Transmittal Form and keyed to the copies of the receipts.

Send To: City of Rockville Historic District Commission, 111 Maryland Avenue,  
Rockville, MD 20850. APPLICATIONS SHOULD BE POSTMARKED BY APRIL 1



**Receipts Transmittal Form to be submitted with Montgomery County Tax Credit Application**

COPIES OF ALL BILLS, VOUCHERS, AND RECEIPTS IN SUPPORT OF THE APPLICATION CLAIM MUST BE ATTACHED TO THIS TRANSMITTAL, OR YOUR APPLICATION WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PROCESSED.

Receipt #	License #	Name of Contractor/Supplier Materials supplied/work done	Amount Paid
N/A	#90259	American Minority General Contracting, LLC	\$5650.00 OK ✓
N/A	#90259	American Minority General Contracting, LLC	\$4800.00
N/A	#90259	American Minority General Contracting, LLC	\$9200.00

total - 19,650

I HEREBY CERTIFY that the attachments hereto are receipts for actual expenditures made in connection with the restoration or maintenance of the structure named on the application. I affirm that the facts and matters contained in this transmittal are true and correct to the best of my knowledge.

Owner/Applicant 

Date 3/19/10

American Minority General Contractor  
10910 Little Patuxent Parkway  
Suite 204  
Columbia, MD, 21044  
Phone: (301) 637-5493  
Fax: (301) 610-7517

## Job Proposal

COPY

Submitted To: BGCLLC 22 Baltimore Rd Suite 100 Rockville, MD, 20850 Attn: Chris Brown 301-279-9924	Location: 22 Baltimore Rd Rockville, MD, 20850 Exterior Painting  Date: November 5, 2009  Respectively submitted by Tito Torres
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- We are pleased to offer you the following scope of work at these specific locations (facing the building):
- 1) 22 Baltimore main entrance store front, 4 windows above store front, and 2 doors/windows on bottom left side. ✓
  - 2) Left side of building - 7 windows on the bottom portion of building. (Top windows already finished) ✓
  - 3) Rear of building - 2 doors (top of stairwell and below stairwell) and 1 window above the stairwell awning. ✓
  - 4) Right side of building - 5 windows on upper level, 2 large windows on bottom level, 1 door entry way. ✓

### Scope #1 Exterior Carpentry Repairs:

- 1 Scrape and sand all wood sills that are rotting or cracking.
- 2 Repair sill by replacing sills/ trim as needed with matching trim.
- 3 Dismantle exterior door entrance to accounting office and replace trim as needed.
- 4 Scrape excess repair material off of steel fulted columns at main door entrance and leave smoother finish.
- 5 Repair wood behind steel grate at main entrance. (Left side)
- 6 Repair wooden panel to the right side of the main entrance, underneath of the window.
- 7 Repair all windows around the entire perimeter of the property.
- 8 Clean up all work areas, remove all trash and debris.

### Scope #2 Exterior Painting:

- 1 Scrape and prep all windows, store front, gutters, and window sills to prep for painting.
- 2 Prep all windows/ store front for primer and painting.
- 3 Prime and paint the windows, trim, and storefront with colors selected by others.
- 4 Touch up all work areas as needed, clean up work areas, remove all trash and debris.

### Scope #3 Steel Railings and steps:

- 1 Scrape both stairway and steel rails in all damaged areas and repair steel as needed.
- 2 Prime all steel and prep for paint.
- 3 Paint stairwell and steel rail at kitchen entrance with steel grade paint.
- 4 Touch up work areas as needed, remove all trash and debris.

Exclusions: This proposal excludes any HAZMAT handling or remediation, existing repairs, any upgrades of (existing) code violations, permits, drawings, or any other work not specifically stated in the above listed scope. Unforeseen obstacles below grade will be addressed at time of discovery if applicable, and are not part of this estimate. Change Order pricing shall reflect a 10% overhead fee and a 15% profit margin.

This proposal is subject to the attached terms and conditions, and is valid for 30 days. A deposit of 1/3 is due prior to start, balance due within 1 week of project completion unless otherwise indicated.

Scope #1: Exterior Carpentry Repairs	\$ 1,350.00
Scope #2: Exterior Painting	\$ 4,300.00
<del>Scope #3: Steel Railings and Steps</del>	<del>\$ 650.00</del>

Total Cost: \$ 6,300.00

This Proposal is accepted by: \_\_\_\_\_

\*\*This proposal may be withdrawn if not accepted within 60 days: the price and scope of work and terms are hereby accepted. This is an authorization to proceed, payments will be made as described herein.

American Minority General Contractors, LLC  
10910 Little Patuxent Parkway  
Suite 204  
Columbia, MD, 21044  
Phone: (301) 637-5493  
Fax: (301) 610-7517

COPY

## Job Proposal

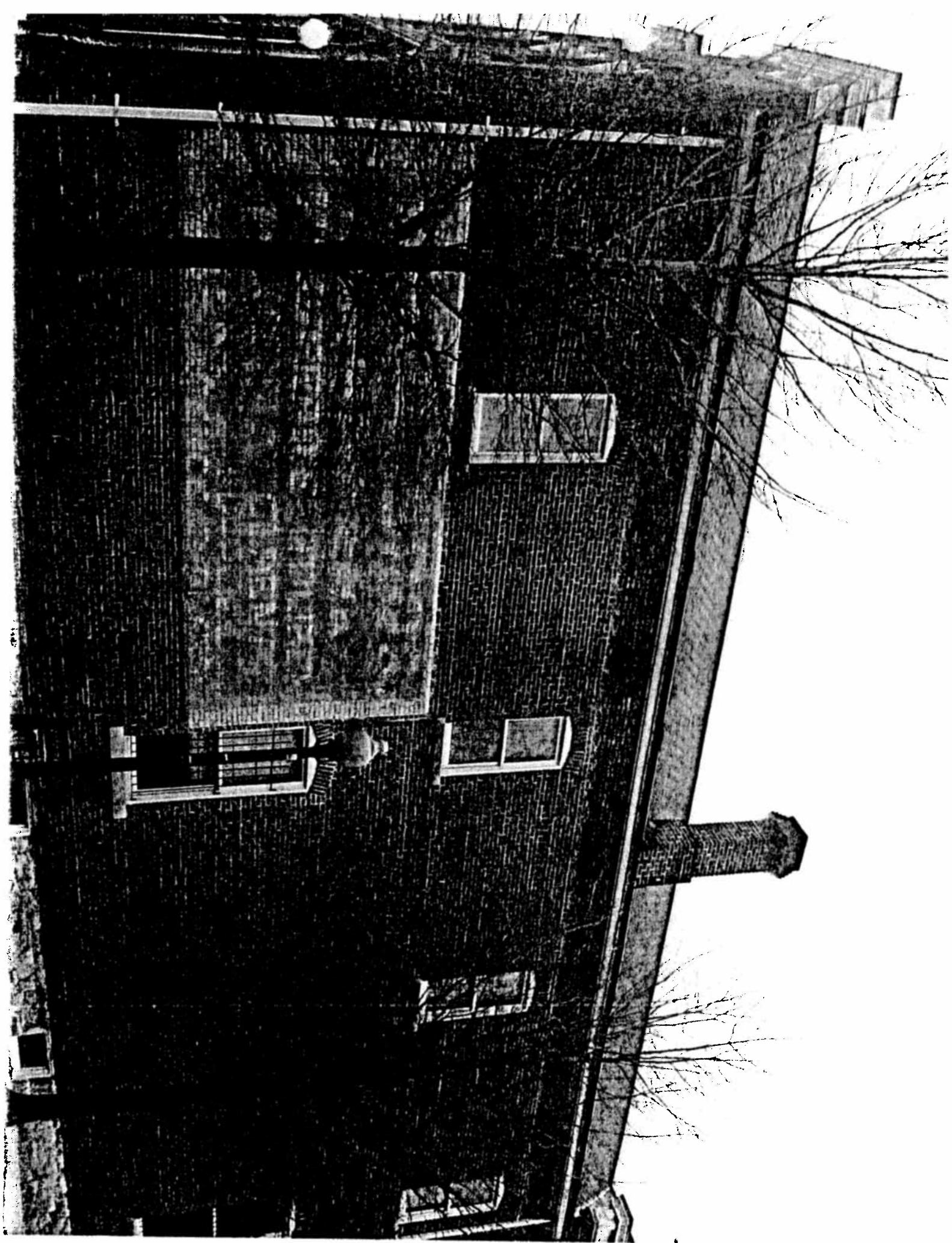
Submitted To: Brown General Contracting 22 Baltimore Rd Rockville, MD, 20850 Attn: Chris Brown 301-279-9924	Location: 22 Baltimore Rd Rockville, MD, 20850 Patio Rework/ Planter Box  Date: September 3, 2009
Respectively submitted by Tito Torres	
We are pleased to offer you the following scope of work:	
<p><b><u>Scope #1 Rework Patio and F/I Bushes and Trees:</u></b></p> <ol style="list-style-type: none"><li>1 Remove pavers from existing patio to provide a planter box with adequate space for bushes and shrubs.</li><li>2 Rework pavers to create a new border around the planter box.</li><li>3 Reset the removed pavers underneath 4 AC units.</li><li>4 Furnish and install 10 compact inkberry's and 1 red oak tree.</li><li>5 Reset the drain inside of the planter box to allow irrigation to the bushes and shrubs.</li><li>6 Clean up work areas, remove all trash and debris from site.</li></ol>	
<p><b>Exclusions:</b> This proposal excludes any HAZMAT handling or remediation, existing repairs, any upgrades of (existing) code violations, permits, drawings, or any other work not specifically stated in the above listed scope. Unforeseen obstacles below grade will be addressed at time of discovery if applicable, and are not part of this estimate. Change Order pricing shall reflect a 10% overhead fee and a 15% profit margin.</p> <p>This proposal is subject to the attached terms and conditions, and is valid for 30 days. A deposit of 1/3 is due prior to start, balance due within 1 week of project completion unless otherwise indicated.</p>	
<b>Scope:</b>	\$ 4,800.00
<b>Total Cost:</b>	\$ 4,800.00
This Proposal is accepted by: _____	
<p><small>**This proposal may be withdrawn if not accepted within 60 days: the price and scope of work and terms are hereby accepted. This is an authorization to proceed, payments will be made as described herein.</small></p>	

American Minority General Contractors, LLC  
22 Baltimore Rd. Suite 200  
Rockville, MD 20850  
Phone: (301) 637-5493  
Fax: (301) 610-7517

COPY

## Job Proposal

Submitted To: Brown General Contracting 22 Baltimore Rd Suite 100 Rockville, MD, 20850 Attn: Chris Brown 301-637-5484	Location: 22 Baltimore Rd Rockville, MD, 20850 Rear of building  Date: April 2, 2009
We are pleased to offer you the following scope of work:	
<p style="text-align: center;"><b><u>Scope #1 Patio and Troff:</u></b></p> <ol style="list-style-type: none"><li>1 Remove bushes, tree, and all mulch from new patio area.</li><li>2 Reset small bushes and tree inside of planter areas in front of the building.</li><li>3 Dig footer along the curb for retaining wall, fill @ 24" with concrete/ rebar.</li><li>4 Construct CMU retaining wall along curb.</li><li>5 Run drain pipe from AC units underneath of the patio, and through the retaining wall.</li><li>6 Prep the patio area with sand mortar base mix. Level ground as needed.</li><li>7 Furnish and install red brick pavers that match building as close as possible.</li><li>8 Paint the CMU wall with paint selected by others.</li><li>9 Excavate next to the patio, in front of the parking lot, where drainage is disrupting ground.</li><li>10 Frame and pour concrete retaining wall, with concrete troff in the center between the concrete wall and patio.</li><li>11 Plant the bushes and tree as requested to the front of the building.</li></ol>	
<p><b>Exclusions:</b> This proposal excludes any HAZMAT handling or remediation, existing repairs, any upgrades of (existing) code violations, permits, drawings, or any other work not specifically stated in the above listed scope. Unforeseen obstacles below grade will be addressed at time of discovery if applicable, and are not part of this estimate. Change Order pricing shall reflect a 10% overhead fee and a 15% profit margin.</p>	
<p>This proposal is subject to the attached terms and conditions, and is valid for 30 days. A deposit of 1/3 is due prior to start, balance due within 1 week of project completion unless otherwise indicated.</p>	
<b>Scope:</b>	<b>\$ 9,200.00</b>
<b>Total Cost:</b>	<b>\$ 9,200.00</b>
<p>This Proposal is accepted by: _____</p>	
<p><small>**This proposal may be withdrawn if not accepted within 60 days: the price and scope of work and terms are hereby accepted. This is an authorization to proceed, payments will be made as described herein.</small></p>	







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